

027.0

0002

0022.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,009,300 / 1,009,300

APPRaised:

USE VALUE:

ASSESSEd:

1,009,300 / 1,009,300

1,009,300 / 1,009,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97-99		GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LEARY MARIA & JAMES P & DANIEL	
Owner 2: TRS 2013 MARIA LEARY FAM TRUST	
Owner 3:	

Street 1: 99 GRAFTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: D ANGELO LUIGI/JOANNE -

Owner 2: TRS/97-99 GRAFTON ST TRUST -

Street 1: 37 LOCKLAND RD

Twn/City: WINCHESTER

St/Prov: MA Cntry

Postal: 01890

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 2494 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average	NO INSP FFL APT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 11	BRs: 4	Baths: 2 HB

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1913
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****OVERRIDE**

Phys Cond: GD - Good

18. %

Functional: %

Economic: %

Special: %

Override: %

Total: 18.6 %

REMODELING**EXTERIOR****INTERIOR****ADDITIONS****KITCHEN****BATHS****PLUMBING****ELectRIC****HEATING****GENERAL****RES BREAKDOWN****No Unit****RMS****BRS****FL**

1 6 2

1 5 2

Totals

2 11 4

CALC SUMMARY

Basic \$ / SQ: 180.00

Size Adj.: 1.08424318

Const Adj.: 0.97757620

Adj \$ / SQ: 190.787

Other Features: 101500

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 675226

Depreciation: 125592

Depreciated Total: 549634

COMPARABLE SALES

Rate

Parcel ID

Typ

Date

Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor:

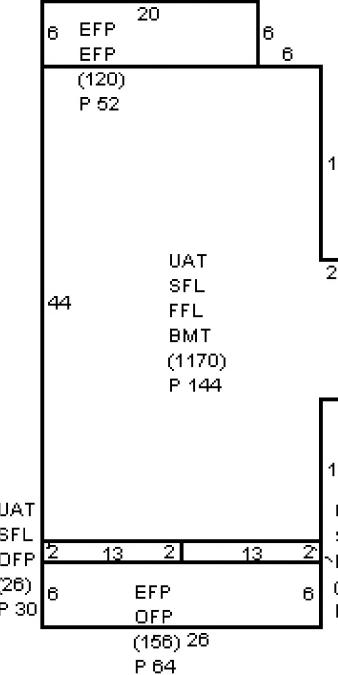
Before Depr: 190.79

Special Features: 0

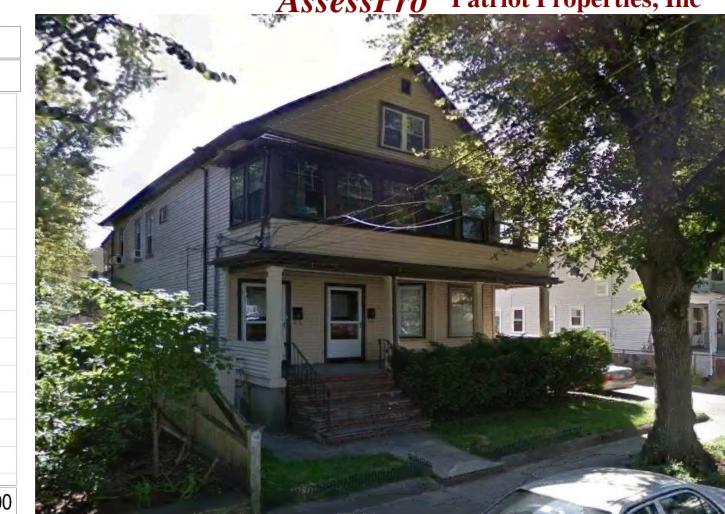
Val/Su Net: 122.90

Final Total: 549600

Val/Su SzAd 227.30

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
SFL	Second Floor	1,222	190.790	233,142	UAT	100	FLA	25	A
FFL	First Floor	1,196	190.790	228,182					
BMT	Basement	1,170	57.240	66,966					
EFP	Enclos Porch	396	33.340	13,201					
UAT	Upper Attic	306	90.620	27,686					
OFFP	Open Porch	182	24.990	4,549					
	Net Sketched Area:	4,472	Total:	573,726					
	Size Ad	2418	Gross Area	5388	FinArea	2494			

SUB AREA DETAIL**IMAGE**
AssessPro Patriot Properties, Inc
MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

3 Garage D Y 1 19X20 A AV 1913 21.58 T 40 104 4,900 4,900

More: N

Total Yard Items:

4,900

Total Special Features:

Total:

4,900